

WARRANTY DEED Joint tenants with right of survivorship Inst. # 2000-37880

STATE OF ALABAMA
SHELBY COUNTY

11/01/2000-37880
10:21 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MMB 15.00

Inst. # 2000-37880

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Seventy Two Thousand, Seven Hundred, Fifty and no/100's Dollars (\$72,750.00) and other good and valuable consideration to the undersigned grantors, JOSEPH A. KILLINGSWORTH and wife, JENNIFER KILLINGSWORTH in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said JOSEPH A. KILLINGSWORTH and JENNIFER KILLINGSWORTH do grant, bargain, sell and convey unto JOSEPH A. KILLINGSWORTH and JENNIFER KILLINGSWORTH as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

See attached Schedule "A"

All of the consideration is paid by a mortgage which is filed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one or more grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantees, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 23rd day of October, 2000.

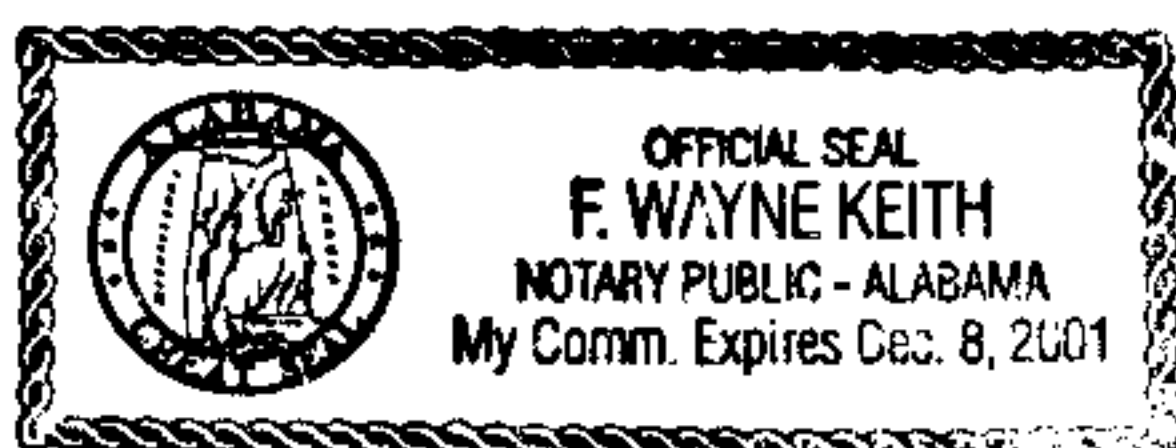

JOSEPH A. KILLINGSWORTH

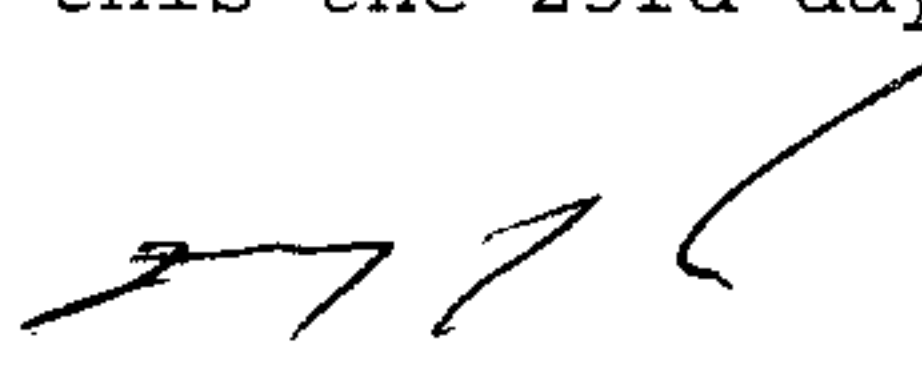

JENNIFER KILLINGSWORTH

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Joseph A. Killingsworth and Jennifer Killingsworth whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 23rd day of October, 2000




Notary Public

This instrument was prepared by:
F. Wayne Keith
400 Vestavia Parkway, Suite 250

Send Tax Notice to:
Joseph A. Killingsworth
1705 Highway 49

Commence at the Southwest corner of the Northwest Quarter of the Southeast Quarter of Section 31, Township 20 South, Range 1 East: thence run Easterly along the South boundary of said quarter-quarter for 392.62 feet, thence turn an angle of 94 degrees 01 minutes 11 seconds to the left and run 181.13 feet to a point, being a point on the Northern right of way line of County Highway 49, being the point of beginning of the parcel of land herein described, thence turn an angle of 74 degrees 16 minutes 40 seconds to the right and run along said right of way line along a curve to the right having a radius of 612.96 feet and a central angle of 00 degree 34 minutes 19 seconds for an arc distance of 6.12 feet to a point on a fence line, thence turn an angle of 55 degrees 02 minutes 03 seconds to the left from the tangent to the curve, and run Northerly along a fence line for 87.15 feet to a point, thence turn an angle of 10 degrees 18 minutes 44 seconds to the right and run 93.31 feet to a point, thence turn an angle of 00 degrees 20 minutes 39 seconds to the left and run 161.19 feet to an old limesink, thence turn an angle of 07 degrees 11 minutes 32 seconds to the left and run 130.95 feet, thence turn an angle of 109 degrees 52 minutes 01 seconds to the left and run 245.83 feet to a point: thence turn an angle of 82 degrees 33 minutes 28 seconds to the left and run 492.16 feet to a point, being a point on the Northern right of way line of County Highway 49, thence turn an angle of 127 degrees 53 minutes 03 seconds to the left and run along said right of way along a curve to the right, having a radius of 612.96 feet and a central angle of 12 degrees 04 minutes 16 seconds for an arc distance of 129.14 feet to the point of beginning, said parcel is lying in the Northwest Quarter of the Southeast Quarter of Section 31, Township 20 South, Range 1 East, Shelby County, Alabama.

Schedule "A"

JK
JK

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